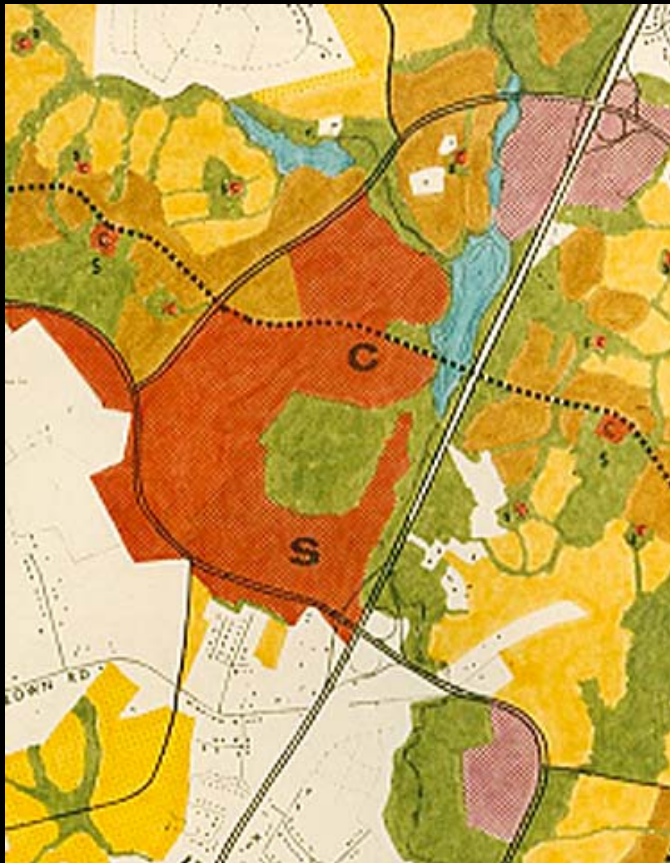
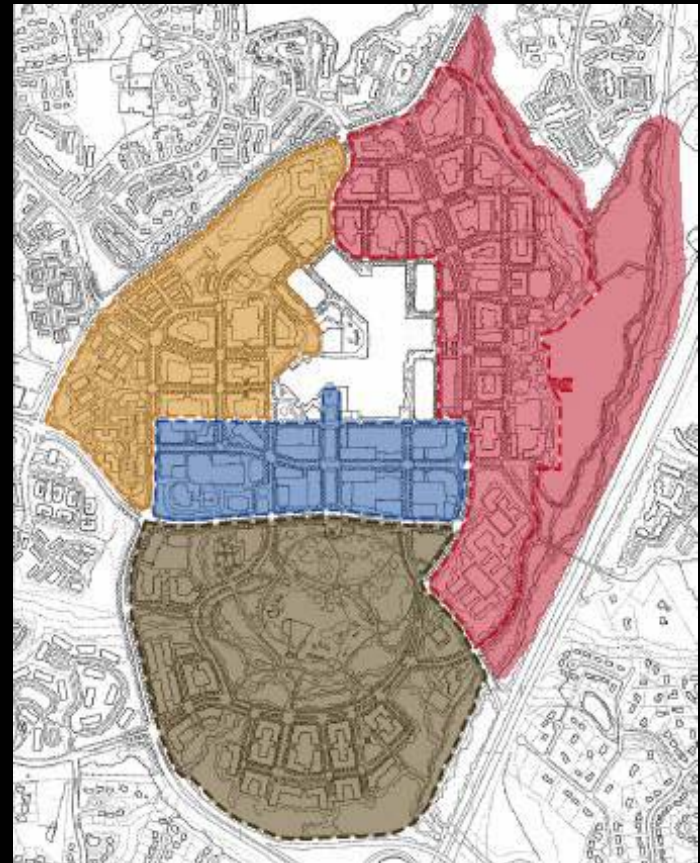


# COLUMBIA DOWNTOWN ZONING



**1964 Preliminary Development Plan**



**2005 Columbia Downtown Plan**

# Recap: what is our purpose and role?

- Purpose of the Charrette
  - Bring together all participants: government officials, property and business owners, community
  - Collaborate in an intensive visioning and physical planning exercise
  - Engage a consultant to serve as a resource, guide the dialogue and illustrate a range of ideas, based on the participant's ideas
- Purpose of the Focus Group (Advisory to DPZ)
  - Confirm or refine (as needed) charrette vision plan
  - Provide advice about issues not covered or inadequately covered by the charrette
  - Provide input on design guidelines and zoning approach
  - Help identify strategies to implement the plan

# Zoning: Optional Approaches

1. Amend the Preliminary Development Plan (PDP)
  - Requires only minimal land use information
  - Rouse's attempt to use this process failed and ended in appeal
2. County amends the Zoning Map and Regulations
  - Requires Comprehensive Zoning Process
  - Lengthy multi-step process
3. County amends Zoning Regulations (text only), then owners may request change
  - Create overlay district
  - Establish specific requirements and criteria
  - Burden of proof is on the applicant to show compliance

# CDO (Columbia Downtown Overlay) District

- Recommended by DPZ and Office of Law
- Advantages:
  - Based on the charrette, Columbia Downtown Master Plan and supporting documents
  - Achieves intended zoning sooner so that future development will be consistent with new, rather than existing regulations
- Potential Disadvantage:
  - Owners must apply; some properties in Downtown may not be covered by overlay district

# Components

- CDO Zoning District Text Amendments

Must comply with the Columbia Downtown Master Plan:

- Charrette Vision Plan establishes planning intent and framework
- Design Guidelines specify development criteria
- Implementation Strategy outlines approach to achieve results

- Zoning Map Amendment

- Applicant must produce plan and development criteria demonstrating compliance with CDO and CDMP before zoning district approved

**ALL COMPONENTS MUST BE REVIEWED BY AND  
ACTED ON BY THE PLANNING BOARD AND COUNTY  
COUNCIL / ZONING BOARD IN A PUBLIC FORUM**

# Columbia Downtown Master Plan

PRELIMINARY DRAFT

## THE COLUMBIA DOWNTOWN MASTER PLAN

Vision Plan,  
Design Guidelines,  
and  
Implementation Strategy



prepared by

Design Collective, Inc.  
Architects & Town Planners

and

Howard County Department of Planning & Zoning  
Howard County, Maryland

DRAFT 02.27.06



# Charrette Vision Plan



## KEY OBJECTIVES

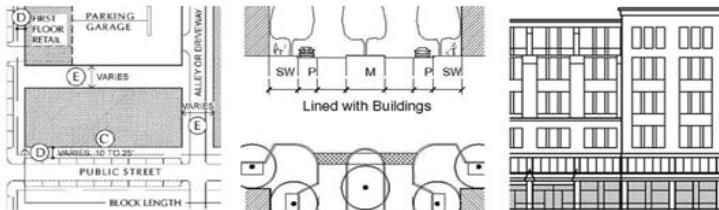
- Recognize and enhance the Lakefront
- Ensure a mix of uses
- Create a network of short, walkable blocks and livable streets
- Enhance connections to nearby neighborhoods and destinations
- Offer a diversity of housing types
- Include a variety of public spaces
- Expand public transportation
- Encourage sustainable design practices

# Design Guidelines

PRELIMINARY DRAFT

THE COLUMBIA DOWNTOWN MASTER PLAN

## DESIGN GUIDELINES



prepared by

Design Collective, Inc.  
Architects & Town Planners

and

Howard County Department of Planning & Zoning  
Howard County, Maryland

DRAFT 02.27.06

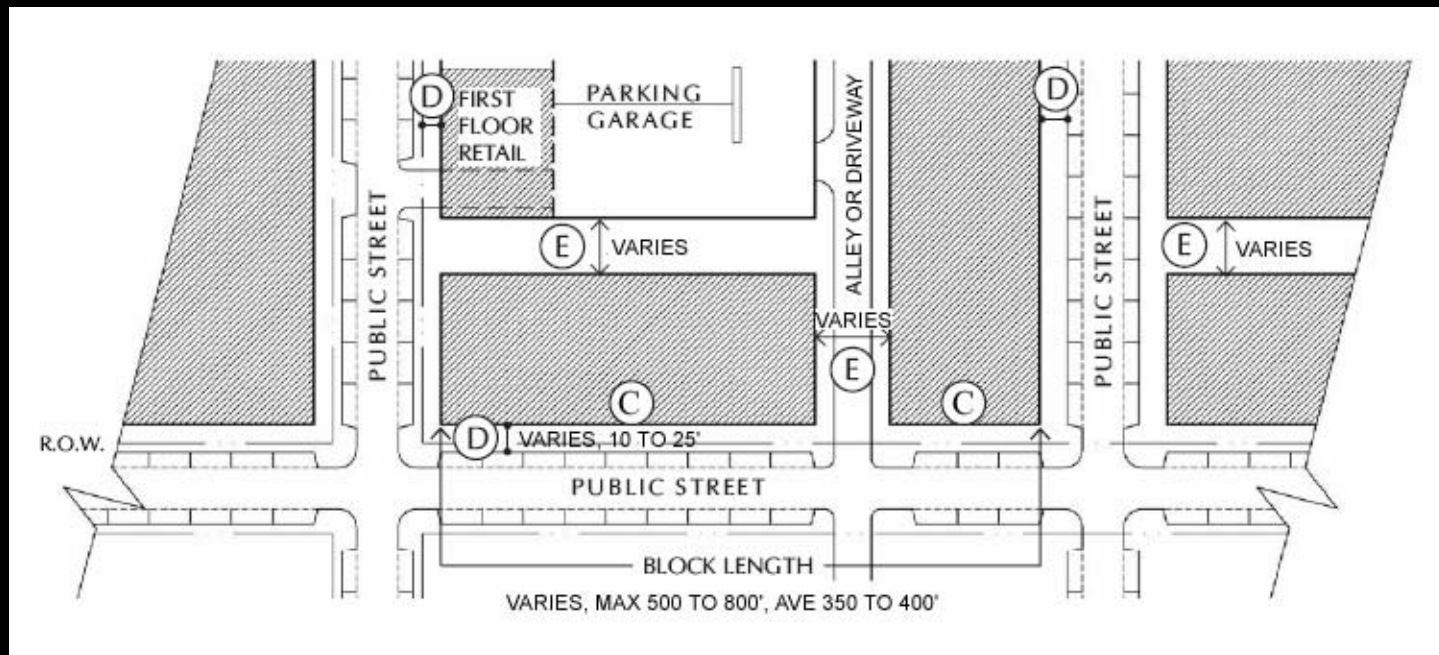
- Urban / Site Design
  - Block layout
  - Parking
  - District regulations & diagrams
- Street Design
  - Roads
  - Sidewalks
  - Street furniture & planting
  - Diagrams, plans and sections
- Open Space
  - Location, quantity, quality
  - Diagrams, types
- Architecture
  - Building orientation & massing
  - Facades, signs



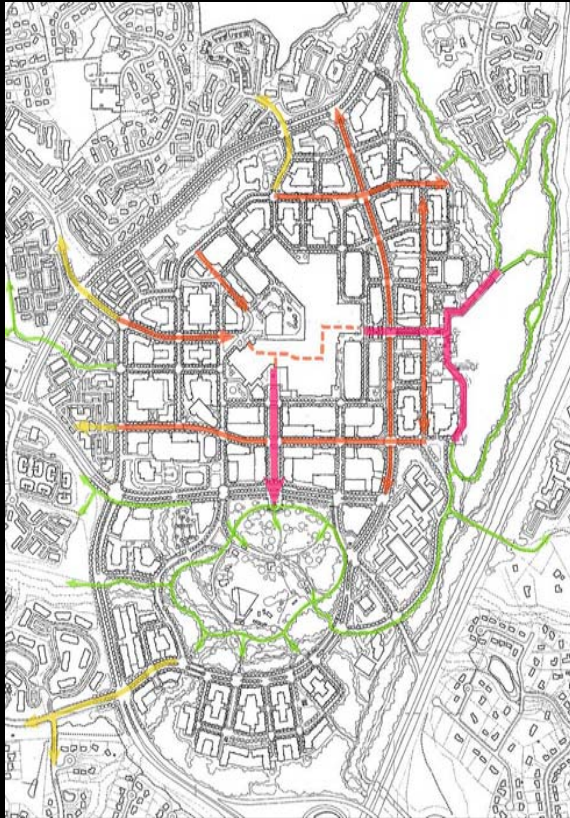
# Regulations for Each District

## FOR EACH OF THE DISTRICTS THE FOLLOWING WILL BE DEFINED

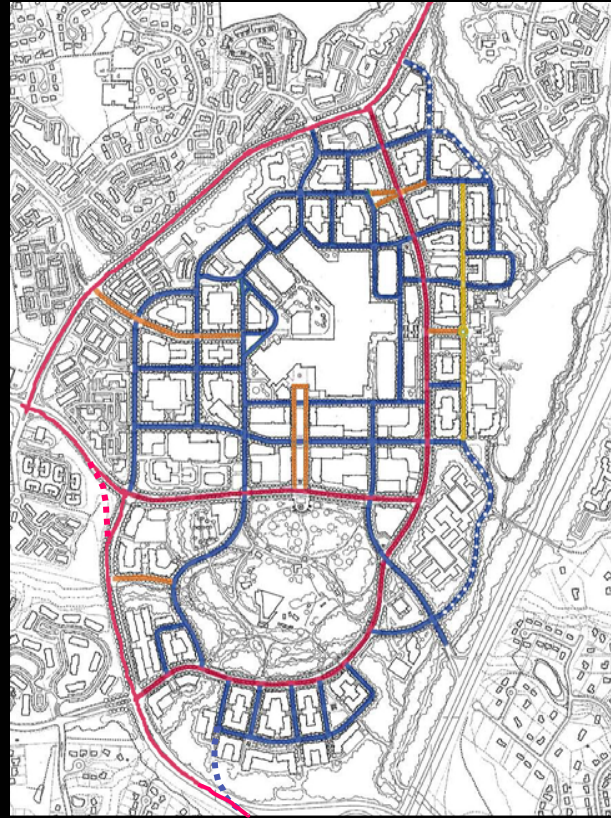
- A. PERMITTED USES
- B. BUILDING HEIGHT
- C. FRONTAGE COVERAGE
- D. BUILD-TO-LINE
- E. BUILDING SEPARATIONS / SIDE SETBACKS
- F. BLOCK LENGTH
- G. RETAIL TENANT FOOTPRINT
- H. OPEN SPACE STANDARDS
- I. RECOMMENDED BUILDING TYPES



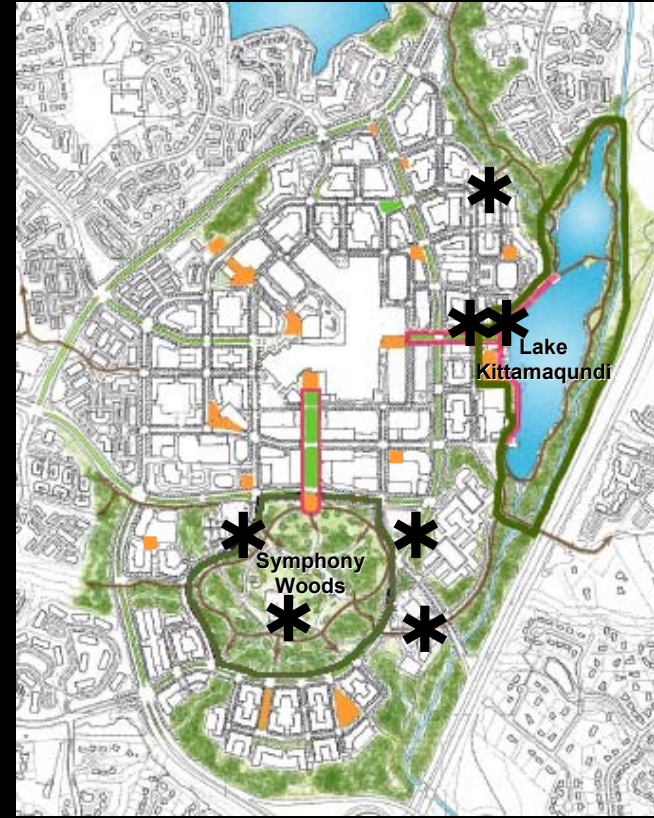
# Framework Diagrams



**Pedestrian Framework**



**Street Type Framework**



**Open Space Framework**

# Development Program

- Proposed in charrette program
- Modified per traffic study and fiscal analysis
- Incorporated into zoning regulations
- Specified by owner with development phasing / staging plan

Subdistrict	Number of dwellings	Gross square feet of office and hotel space	Gross square feet of retail/service space
Warfield Triangle	At least ____ and no more than ____	At least ____ and no more than ____	At least ____ and no more than ____
Corporate Blvd	No more than ____	At least ____ and no more than ____	At least ____ and no more than ____
Lakefront/LPP	At least ____ and no more than ____	At least ____ and no more than ____	At least ____ and no more than ____
The Crescent/ Symphony Woods	At least ____ and no more than ____	At least ____ and no more than ____	At least ____ and no more than ____
Columbia Mall	No more than ____	At least ____ and no more than ____	At least ____ and no more than ____



# Phasing / Staging

- Phasing
  - Required by Adequate Public Facilities Regulations
  - Specific timing of development (# of dwelling units and # of square feet of non-residential space each year)
  - Used for APF traffic and school capacity tests
  - Determines also the pace for:
    - Urban amenity space
    - Pedestrian / streetscape improvements
    - Market rate vs affordable units
    - Other infrastructure (water, sewer, stormwater management)
    - Civic, community and cultural uses

# Phasing / Staging

- Staging
  - Required primarily for MXD, TOD and CAC Districts
  - Established early and sustained mix of development:  
Residential vs Office vs Retail



# Current NT Process: PDP

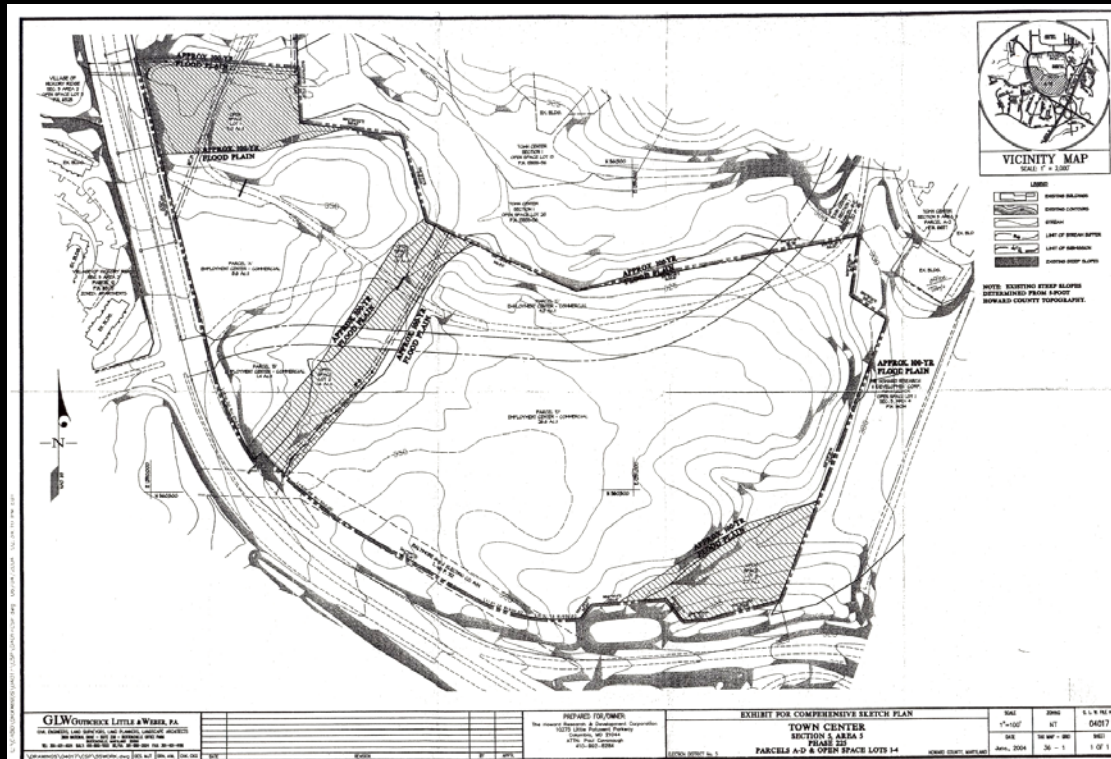


**1965**

**STEP 1:  
Preliminary Development Plan**

**Approved by Zoning Board**

# Current NT Process: CSP



## FINAL DEVELOPMENT PLAN CRITERIA

### Phase 225

The Area included within this **Final Development Plan Phase 225** is Applicable to Section 5, Area 5 of Town Center.

#### 1. PUBLIC STREET AND ROADS - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

#### 2. PUBLIC RIGHTS-OF-WAY - Section 125-C-3-b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress onto Broken Land Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

2C Vehicular ingress and egress to US Route 29 is restricted.

#### 3. MAJOR UTILITY RIGHTS-OF-WAY - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

#### 4. DRAINAGE FACILITIES - Section 125-C-3-b:

To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.

#### 5. RECREATIONAL, SCHOOL & PARK USES - Section 125-C-3-c:

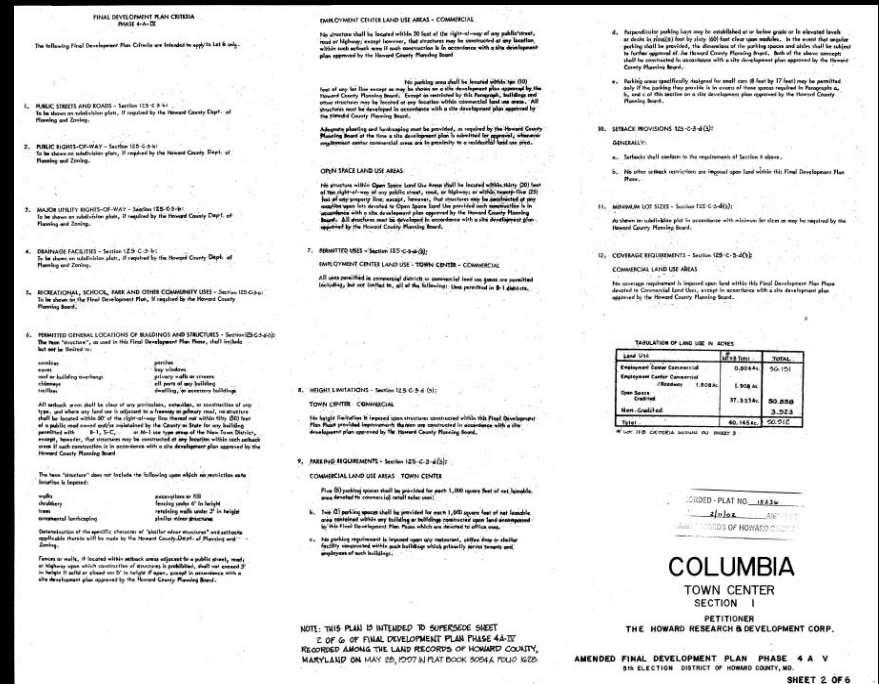
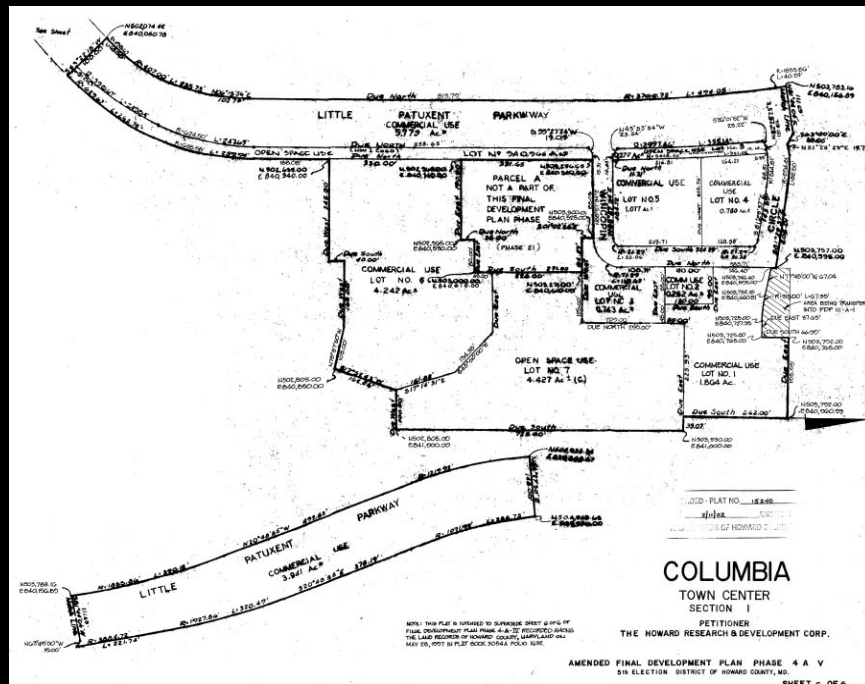
To be shown on the Final Development Plan, if required by the Howard County Planning Board.

## STEP 2:

## Comprehensive Sketch Plan & Final Development Plan Criteria

Approved by Planning Board

# Current NT Process: FDP



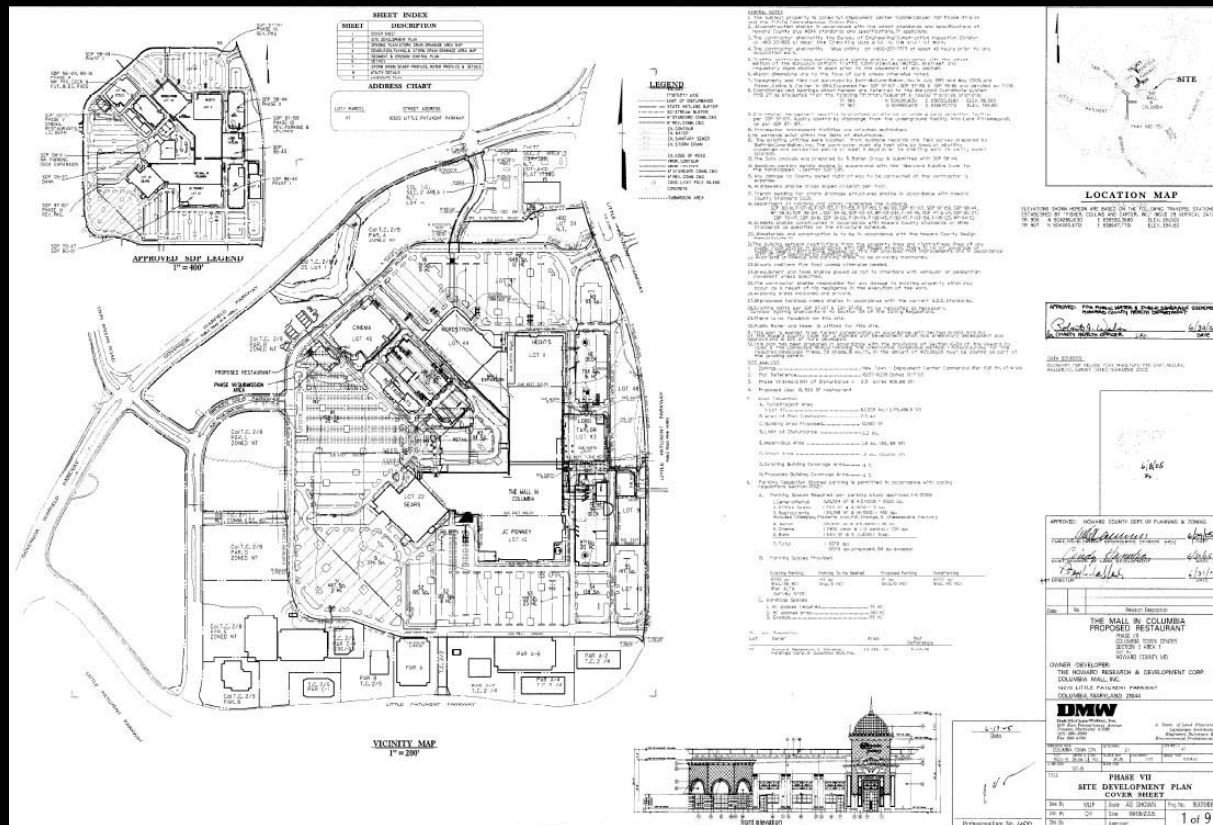
## STEP 3:

## Final Development Plan & Development Standards

**Approved by Planning Board**



# Current NT Process: SDP



## Step 4:

# Site Development Plan

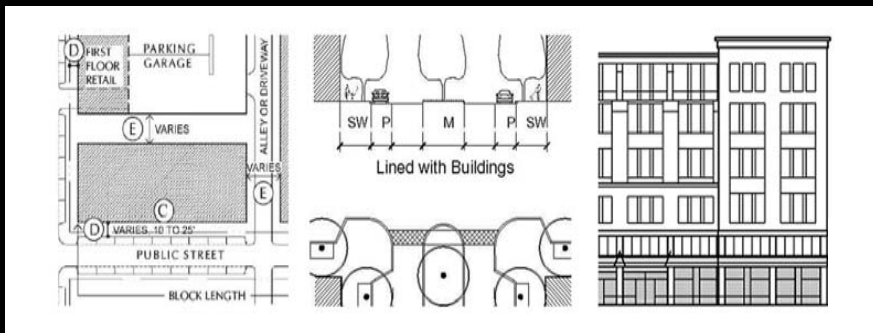
**Approved by Planning Board**

# CDO Process: DDP



## STEP 1: Downtown Development Plan & Development Criteria

- The Downtown Development Plan (DDP) conforms with the Columbia Downtown Master Plan
- The Downtown Development Criteria will implement the Design Guidelines of the Columbia Downtown Master Plan



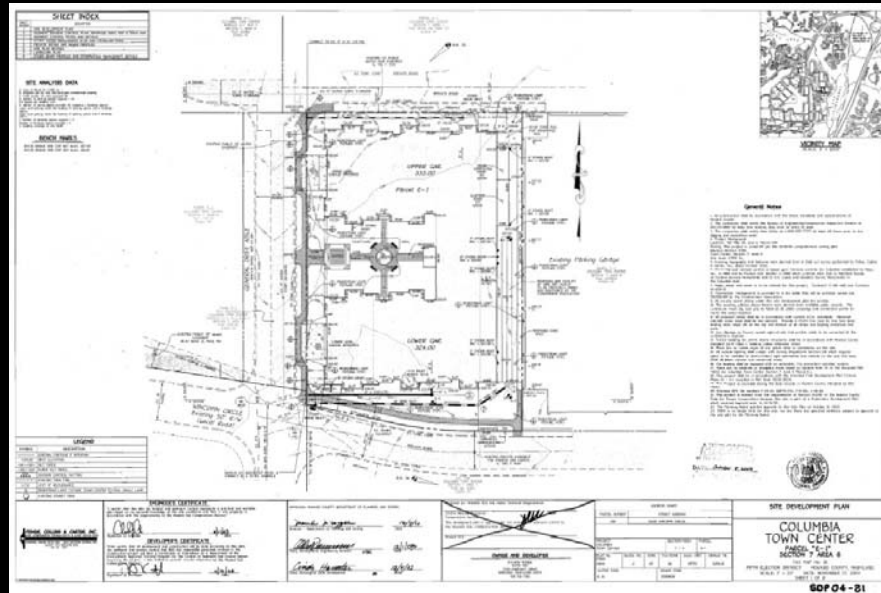
**Approved by Zoning Board**



# DDP: Zoning Board Approval Criteria

- The proposed phasing and staging of development shall ensure:
  - Construction of infrastructure and services identified in the Master Plan keep pace with development
  - Reservation of land or building space for needed public facilities such as a school site, fire station, library or transit hub
  - Achieving the mix of land uses envisioned in the Master Plan as soon as possible through build-out
- Affordable housing is provided
- Open space shall be provided and % of the developable land within each subdistrict shall be provided for urban amenity space (plazas, promenades, greens)

# CDO Process: SDP



## STEP 2: Site Development Plan

## Approved by Planning Board

- Presubmission review of development plans by the Town Center Board
- Presubmission review by Design Advisory Panel



# SDP: Planning Board Approval Criteria

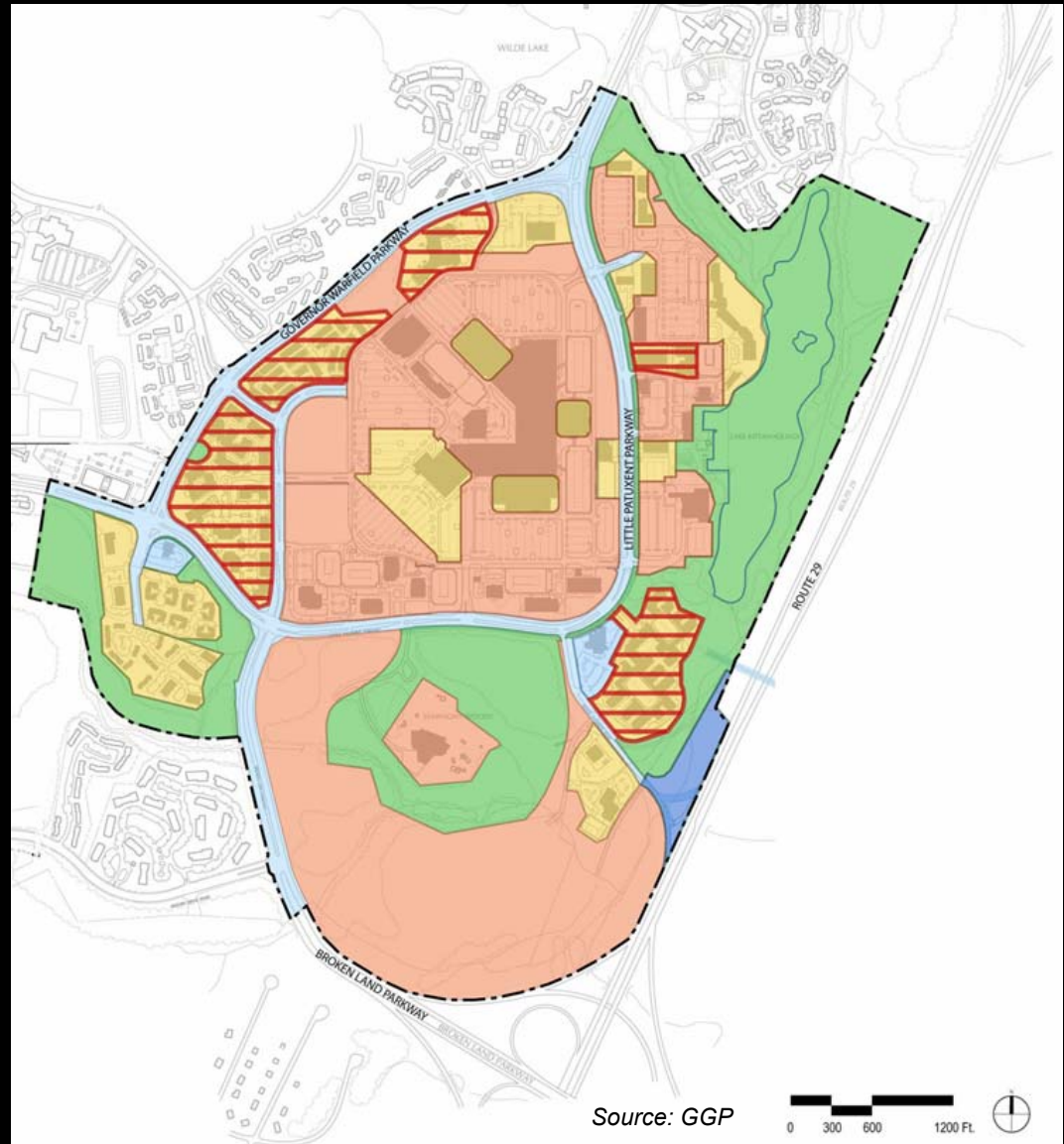
- Proposes development consistent with the Downtown Development Plan (DDP)
- Meets the urban design, streetscape, open space and architectural design criteria of the DDP
- Will be consistent with the phasing and staging established by the DDP

# Map of Land Ownership

## Legend

### Property Ownership:

-  General Growth Properties
-  State
-  County
-  Columbia Association
-  Other
-  Recent Development



# Major Update of NT Zoning Regulations

- Reflect that original petitioner (Rouse / GGP) no longer owns most of the property
- Create opportunity and procedures for property owners to propose changes
- Facilitate ongoing evolution of Columbia after initial build-out
- Form a broad-based task force to assist